

61-80-2

SK 6957PG036

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANTS
019086

Waterville Commons Associates, L.L.C., an Ohio limited liability company, having a mailing address of 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grants to **SS Waterville Commons Associates, L.L.C.**, 1765 Merriman Road, Akron, Ohio 44313 with Quitclaim Covenant, the real estate in Waterville, Kennebec County, Maine, bounded and described on Schedule A attached hereto and incorporated herein.

IN WITNESS WHEREOF, Waterville Commons Associates, L.L.C. has caused this instrument to be signed by June Futia, the duly authorized officer of its Managing Member, this 20th day of June, 2002.

WITNESS:

Janah Howard

Waterville Commons Associates, L.L.C.

an Ohio limited liability company

By: OM Minot Associates, L.L.C.

Its Managing Member

By: OM Minot Capital Corp.

Its Managing Member

By:

Its:

June Futia
Vice President

STATE OF OHIO

SUMMIT COUNTY

June 20, 2002

Then personally appeared the above-named June Futia, the Vice President of OM Minot Capital Corp., Managing Member of OM Minot Associates, L.L.C. Managing Member of Waterville Commons Associates, L.L.C. in her aforesaid capacity, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said entity.

Before me, a Notary Public in and for the State of Ohio,

Alan W. Sponseller
Notary Public

P:\1150081\1550811550 quitclaim deed 06.20.02.doc
6/20/02 3:30 PM



ALAN W. SPONSELLER
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Exp. Date
Section 147.03 O.R.C.

Atlantic Title 02

61-80-2

6957P6037

Exhibit A – Property Description

A certain lot or parcel of land together with all the improvements located thereon, situated in the City of Waterville, County of Kennebec and State of Maine, more particularly described as follows:

Commencing on a point depicted on a plan entitled *Subdivision Plat of Waterville Commons, Route 104 a.k.a Main Street, City of Waterville, Kennebec County, State of Maine*, sheet 2 of 2, prepared for O.M. Minot Associates, L.L.C. and O.M. Crystal River Associates, L.L.C. by Survey & Geodetic Consultants, Inc., dated March 8, 2001 and recorded in the Kennebec County Registry of Deeds in Plan Book E2001, Pages 35 and 36; said point being at the intersection of the northerly side of the Common Access Road Parcel, now known as Waterville Commons Drive, and the westerly side of Main Street, thence:

S 65° 02' 13" W, a distance of 295.18 feet, along the northerly sideline of said Common Access Road Parcel, as described in a deed recorded in said Registry in Book 6481, Page 60, to a point;

Thence, N 79° 49' 16" W a distance of 595.92 feet, along the northerly sideline of said Common Access Road Parcel to a point;

Thence, S 03° 36' 18" W a distance of 1.62 feet to a point on the Common Access Road Parcel;

Thence, N 79° 47' 57" W a distance of 121.22 feet along the Common Access Road Parcel to a point;

Thence, N 85° 09' 54" W a distance of 106.59 feet along the Common Access Road Parcel to a point; said point being the POINT OF BEGINNING.

Thence, N 85° 09' 54" W a distance of 295.33 feet along the Common Access Road Parcel to a point;

Thence, N 04° 50' 06" E a distance of 284.57 feet along the Home Depot Parcel, as described in a deed recorded in said Registry in Book 6481, Page 83, to a point;

Thence, continuing N 04° 50' 06" E a distance of 58.37 feet along the Landscape/Drainage/Buffer Parcel, as described in a deed recorded in said Registry in Book 6481, Page 60, to a point;

Thence, S 89° 26' 49" E a distance of 25.88 feet along the Landscape/Drainage/Buffer Parcel to a point;

Thence, S 00° 33' 11" W a distance of 44.96 feet along a parcel of land now or formerly of Lafayette Waterville, Inc. as reserved in a deed to O.M. Crystal River Associates, L.L.C. recorded in said Registry in Book 6405, Page 208, to a point;

Thence, S 89° 26' 49" E a distance of 20.00 feet along said land of Lafayette Waterville, Inc. to a point;

Thence, N 00° 33' 11" E a distance of 44.96 feet along said land of Lafayette Waterville, Inc. to a point;

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Exhibit A - Property Description

Thence, S 89° 26' 49" E a distance of 74.43 feet along said land of Lafayette Waterville, Inc. to a point;

Thence S 86° 23' 18" E a distance of 175.40 feet along said land of Lafayette Waterville, Inc. to a point;

Thence, S 04° 50' 06" W a distance of 355.69 feet along land now or formerly of RT New England Franchise, LLC, described in a deed recorded in said Registry in Book 6856, Page 269 to the Point of Beginning.

Said parcel is also shown as "Staples Parcel" on the *Subdivision Plat of Waterville Commons, Route 104 a.k.a Main Street, City of Waterville, Kennebec County, State of Maine*, prepared for O.M. Minot Associates, L.L.C. and O.M. Crystal River Associates, L.L.C. by Survey & Geodetic Consultants, Inc., dated March 8, 2001 and recorded in the Kennebec County Registry of Deeds in Plan Book E2001, Pages 35 and 36.

TOGETHER WITH appurtenant easement rights for access and utilities as shown on said subdivision plans.

TOGETHER WITH:

- a. a non-exclusive easement and right to the use of the curb cuts, roadways, driveways, aisles, walkways and sidewalks (but not parking areas) of the other Parcels shown on said subdivision plans for purposes of ingress, egress, passage and delivery by vehicles and pedestrians;
- b. non-exclusive easements in, to, over, under and across the other Parcels in the development wherein no building structures are located for the purpose of installation, operation, maintenance, repair, replacements, removal and relocation of underground storm sewer lines, sanitary sewer pipes, septic systems, water and gas mains, electric power lines, telephone lines, and other underground utility lines ("Utility Lines");
- c. non-exclusive easements in, to, over, under and across the Common Parcels for the purpose of installation, operation, maintenance, repair, replacements, removal and relocation of drainage ponds and systems, including underground Utility Lines; all as more particularly described in an Agreement of Easements and Restrictive Covenants and Memorandum of Option dated February 16, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6408, Page 191; and in a Reciprocal Easement and Operation Agreement dated June 22, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6526, Page 154.

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ATTEST: 
REGISTER OF DEEDS